

1. Community Need

a. Health, Welfare and Environment

The Morgan County Route 522 Recreation Area is located in the Eastern Panhandle of West Virginia, bordering Virginia to the South and Maryland to the North. The Route 522 Recreation Area site covers approximately 9.92 acres adjacent to a residential neighborhood and nearby baseball fields. The property was identified as a potential brownfield property during a Phase I Environmental Site Assessment. The success of redeveloping this site into a thriving and vibrant recreational facility is needed to benefit the health and wellness of the Berkeley Springs community as well as the remediation of a key brownfield property located along the main highway into town. The Morgan County Route 522 Recreation Area is a prime example of a potential adaptive reuse of a former industrial brownfield site.

The environmental impact of the site can be traced through the property's history. In the 1970s the property was used as a salvage yard and crushing facility for automobiles (Spioch Equipment Company). The property was then purchased by Rhodes Body Shop and eventually was sold to Seely Furniture (a local wood furniture manufacturer) in 1980. The site was owned and operated by Seely Furniture until the building burned down in the early 1990s. In 2006, the property was purchased by the Morgan County Commission for redevelopment.

The impact of environmental conditions in and around Berkeley Springs is significant. Neither Berkeley Springs nor Morgan County have ever received an EPA Environmental Justice, CARE, or brownfields grant. There are nine RCRA reporting properties located in Berkeley Springs and another five in the surrounding area. Four of the RCRA sites sit adjacent to two local schools, potentially a health risk for students in the community. There also is one toxic release (TRI) site, two air emissions (AFS) sites and four USGS water monitoring sites in and around Berkeley Springs. Furthermore, Berkeley Springs lies in a primary health care professional shortage area, has an infant mortality rate of 8-10 per 1000 births, a birth weight rate of 75-90% national average. Therefore the necessity of awarding a clean-up grant of the 9.92 acre site becomes significant to improving environmental health to better meet the needs of the community.

b. Financial Need

i) The city of Berkeley Springs is situated on Route 522 between Hancock, Maryland and Winchester, Virginia. The Morgan County Route 522 Recreation Area site is 5.8 miles south of Berkeley Springs. The dilapidated site is negatively impacting the local economy by lowering property value, removing prime recreational and community real estate space, and promoting the perception by community members that community officials do not place enough emphasis on the health and wellness of children in the area and the community in general.

Morgan County and Berkeley Springs has a long history of being a popular resort area in the early years of the United States. Today tourism remains one of the main industries of the town. Despite this history, the per capita income in Morgan County is \$20,732, 20% lower than national averages. Further, the median household income in Morgan County is \$37,281 while the national median is \$49,445, almost 25% lower. The population of Berkeley Springs is 624 and

the population of Morgan County is only 17,541. This small population and low median income levels demonstrate that families living in Morgan County and Berkeley Springs are limited in resources and do not have the financial means to fully support environmental remediation and redevelopment of the property.

Redeveloping the Morgan County Recreation Area would significantly benefit the area's community and youth by providing a space for recreation and improve health and wellness with a low cost to local families. Providing recreation activities to children will create a positive impact in the community. Currently 22.6% of population in Morgan County and 26% of the population in Bath are under 19 years of age. In Morgan County 84% of those 25+ in the community have high school diplomas and only 12% of that population has a college degree, which means that this quarter of the population currently under 19 can reap the benefits of recreation facilities and increase those dire percentages. The more opportunities children have to be with their peers in organized sports creates cohesion and confidence, which as statistics show will enhance their chances staying in school longer.

	Bath(Berkeley Springs)	Morgan County	West Virginia	National
Population:	574	17,541	1,852,994	308,745,538 ¹
Unemployment:	7.9% ⁷	7.7% ²	7.4% ²	8.3% ²
Poverty Rate:	n/a	15.8% ³	17.4% ³	15.1% ³
Percent Minority:	3.5% ⁶	3.0% ⁵	5.9% ⁵	26.6% ¹
Median Household Income		\$37,281 ⁵	\$38,380 ⁵	\$49,445 ¹
Infant Mortality Rate/1,000 Births	>10 ⁹	8.6 ⁹	7.5 ⁹	5.98 ⁸
¹ Data is from the 2010 U.S. Census data and is available at http://www.census.gov ² Data is from the Bureau of Labor Statistics and is available at www.bls.gov ³ http://quickfacts.census.gov/qfd/states/54/54037.html ⁴ http://www.census.gov/newsroom/releases/archives/income_wealth/cb10-144.html ⁵ http://quickfacts.census.gov/qfd/states/54/54065.html ⁶ http://factfinder2.census.gov/faces/tableservices/jsf/pages/productview.xhtml?src=bkmk ⁷ http://www.bestplaces.net/economy/city/west_virginia/bath_(berkeley_springs) ⁸ https://www.cia.gov/library/publications/the-world-factbook/geos/us.html ⁹ http://www.statehealthfacts.org/profileind.jsp?rgn=50&ind=47				

Considering that the population in Morgan County is 17,541 (2010 Census data) and the town of Berkeley Springs is 574 (as of 2010 census data), and the rate of people living in poverty is so high there is very little chance that the community will be able to draw upon other sources of funding to clean up the brownfield site in the town and be able to redevelop a property for the benefit of the community.

2. Project Description and Feasibility of Success

a. Project Description

i) The project to be funded is the Morgan County Route 522 Recreation Complex Revitalization. This involves the cleanup of the Route 522 Rec Complex which is an underutilized brownfield property along the main highway into Berkeley Springs and the majority of Morgan County.

The 9.92 acre site is currently unused and in need of redevelopment. The site is level with one small trailer on the northern boundary, wooded areas, a former farm pond, and piles of concrete/soil fill material. Historically, the site was primarily undeveloped agricultural land that contained an orchard from the early to mid-1900s. In the early 1960s, the site was developed and utilized as an automobile repair, salvage, and crushing facility. It was later used as an automobile sales and repair business in the late 1970s. In 1980 the site was purchased and used as a wood furniture finishing facility as well as an automotive body repair business.

The site was purchased by the Morgan County Commission in 2006 with plans to turn it into a recreational complex. The Commission conducted a limited surface soil sampling at this time which indicated the soil contained arsenic, barium, cadmium, chromium, mercury and lead at or above laboratory reporting limits. After purchasing the property the Commission constructed a soccer field and gravel parking area, but public concern over safety and health hazards associated with the historic use of the site caused the Commission to suspend use in 2010.

Finally, the site was purchased by the Morgan County School Board in order to pursue brownfield remediation activity and the final redevelopment into a recreation complex. The School Board conducted Phase I and II Environmental Site Assessments on the property through collaboration with the WV Department of Environmental Protection as part of its all appropriate inquiries process prior to purchasing the site. The Phase I ESA indicated lead and arsenic contaminants in the soil as a result of application of chlorinated pesticides. Indications of debris and hazardous waste from automobile crushing and repair facilities were also found. Additionally, the WVDEP indicated five underground storage tanks of which three are known to have been removed.

Phase II Environmental Site Assessment results to be entered here when available.

The proposed redevelopment of the site is centered on a planned reuse as a recreational complex serving the entirety of Morgan County. A public Morgan County Rec Complex Task Force was formed in February, 2012 in order to advance the project. This Task Force has met monthly and undertaken redevelopment efforts including site history research, stakeholder identification and partnership building, identifying a redeveloper (the Morgan County School Board), and conducting visioning exercises. A Visioning Workshop was held on October 15th and was attended by 27 community members and project stakeholders. This workshop resulted in a number of reuse suggestions ranging from soccer and track fields to tennis courts and a structure on the property to allow for recreational activities year round. Currently, the Task Force is assisting in distributing a needs assessment to the community provided through a partnership with West Virginia University and its Department of Recreation, Parks, and Tourism Resources.

ii) **Proposed cleanup plan:** the project to be funded will be the cleanup of the 9.92 acre site, 522 Recreation Area East (aka soccer field site). Triad Engineering previously conducted Phase I and II Environmental Site Assessments.

The Phase I ESA findings identified several potential environmental conditions that warranted further characterization, including (1) elevated arsenic and lead in the soil as a result of

chlorinated pesticides, and (2) historic use as an automobile repair, salvage, and crushing facility, a gasoline filling station, a commercial-sized orchard, and a finishing facility for wood furniture manufacturing. **Phase II Environmental Site Assessment results to be entered here when available.**

Cleanup plan and institutional control recommendations to be entered here based on results of Phase II Environmental Site Assessment.

The project fits in with the targeted community plan because the cleanup of the site is necessary to increase recreational activities for youth, the general public and visitors to the community. Clean-up of this property will enable recreational programs to grow, which will in turn, allow community members greater access to health and wellness activities, and also allow families to have multiple recreational activities occurring simultaneously. This cleanup project will benefit the community by providing a resource that is currently limited in the community.

B. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources
i)

Proposed Morgan County Route 522 Recreation Facility Clean-Up Grant Budget					
	<u>Task 1</u> Programmatic Oversight	<u>Task 2</u> Community Involvement	<u>Task 3</u> Site Cleanup	<u>Task 4</u> Reuse Planning	Category Totals
Personnel	\$6000	\$3000			
Fringe Benefits	\$1500				
Travel	\$500				
Equipment	\$1500				
Supplies		\$1000			
Contractual	\$3000		\$200,000		\$200,000
Site Prep	\$7500				
Other: Public Notices		\$1000			
EPA Total	\$0	\$0	\$200,000	\$0	\$200,000
Cost Share	\$20,000	\$5000	\$0	\$15,000	\$40,000
Project Total	\$20,000	\$5000	\$200,000	\$15,000	\$240,000

Task 1 – Programmatic Oversight

The total amount budgeted for this task including cost share is \$20,000. The Morgan County School Board in conjunction with the Morgan County Parks and Recreation will provide a project manager (\$20/hour) for 25 hours per month for direct project management for the duration of the grant period. Barring any unforeseen obstacles the clean-up process should take less than 12 months.

In addition to the project manager the Morgan County School Board and County Commission will be utilizing the services of current employees to help facilitate:

- Site plan: Developing what needs done to remediate the site.
- Site Prep: Removing the current items that are on the property. i.e a trailer, flag pole, flower garden, and signage. Also installing a privacy fence for the duration of the clean-up
- Facilitating the scope of work: Preparing RFP's, interviewing and hiring contractors, completing all necessary time sheets, tracking and confirming in-kind donations
- Project meetings: confirming the scope of work is being completed properly
- Community updates: informing all stake holders of the projects status

Task 2 – Community Involvement

The School Board will work closely with the Recreation Complex Task Force which includes representatives of the Morgan County Commission, Morgan County Economic Development Authority, Northern WV Brownfield Assistance Center (NBAC), and numerous local civic and recreation organizations. The School Board will continue its efforts to gather community support and input through media announcements, regular public stakeholder meetings, and future community workshops to build on previous activities.

The School Board will post information at the board office, the County Commission's website, and at local establishments including, but not limited to, the County Building and public library. The School Board will contribute cash and/or in-kind services for the development of informational materials and to assist with outreach and community development. Cost share funds totaling \$5,000 will be utilized for the completion of this task.

The School Board has committed to the following community involvement strategy:

- *Monthly progress meetings with the Recreation Complex Task Force*
- *One visioning workshop*
- *One meeting to identify key stakeholders and partners to support the Task Force*
- *One meeting to review and analysis needs assessments and other community surveys*
- *One meeting to present and obtain feedback on site design plans*
- *One meeting to discuss funding sources to implement the site design plans*
- *One annual meeting to celebrate project milestones and successes*

Task 3 – Site Cleanup

Cleanup plan recommendations to be entered here based on Phase II Environmental Site Assessment report.

Task 4 – Reuse Planning

The School Board will continue its partnership with the NBAC and West Virginia University to conduct area recreational needs assessments and gather community feedback to incorporate into final site design plans. Under this task, project funding will be used to assist in the professional refinement of development plans, conceptual drawings, identifying 'green' redevelopment options and technologies for use during redevelopment, and to enhance existing community involvement in reuse planning and final design work.

Project funds of \$15,000 to complete this task will be exclusively cost share. The cost breaks down as follow: massing/usage study, infrastructure needs assessment, master planning.

ii) The Morgan County School Board is charged with guiding the Route 522 Recreation Facility clean-up to successful completion. The School Board, a local government body, meets monthly and works to engage all community stakeholders. In addition, the School Board will work closely with the Recreation Complex Task Force to track and celebrate project goals and milestone.

There will be specific timelines and milestones required to achieve the clean-up standards in the WVDEP Voluntary Remediation Program. A Licensed Remediation Specialist and dedicated Project Manager will be contracted to guide and track the environmental remediation and cleanup process and overall project development. This, combined with the work of the Recreation Complex Task Force, will ensure task completion and continued progress toward the projects short and longer outcomes and outputs. Project milestones will be closely tracked and celebrated. Project success will be measured in stages, such as cleanup start and end, re-use visioning, identification of developers and investors, creation of public-private partnerships, and the successful redevelopment of the site.

Outputs and outcomes will be tracked, measured, and reported in a variety of ways, including quarterly reports, the ACRES database, the WVDEP Voluntary Remediation Program, and local reporting. Qualitative and quantitative outputs and outcomes will reflect each of the Project Tasks. Output measures to be tracked include: (1) number of project partners, (2) community meetings held, (3) community members engaged, (4) community feedback gathered, and (5) acres of property remediated and readied for reuse. Outcome measures include jobs created, public and private dollars leveraged, green space preserved, minimization of hazardous substance exposure, and reuse plans created.

Once the cleanup portion of the project is complete the Morgan County School Board, the Morgan County Commission, and the Morgan County Parks and Recreation Board will be able to focus on the redevelopment of the property into a recreation facility. To ensure the success of the project the Recreation Task Force will continue to have monthly meetings. Following the local surveys and needs assessments, consultants will be hired to draw plans and create models/pictorials of the finished recreation area. Additional project funding will be aggressively pursued using these final design plans. The overall plan will then be taken out into the community to gather more financial support so the recreational area can be built and the end-goal of using and enjoying a clean and safe public facility can be realized.

iii) The School Board will continue to work to identify stakeholders to raise additional funds. The commission will continue to seek state and federal funding (grants) from sources such as the WV DEP, US EPA, the WV Governor's Community Participation Grant Program, USDA, and the Northern West Virginia Brownfields Assistance Center (NBAC). Additionally, local funding can come from the Morgan County Economic Development Authority, County Commission, and local business organizations, as well as philanthropists.

The School Board, in partnership with the Morgan County Commission, has used funds from the WV DEP and NBAC to perform (1) land surveys (2) Phase 1 Site Assessment (3) Phase 2 Site Assessment. Local funding contributed to the purchase of the property in 2002 and 2006.

The Morgan County Commission has received both a Focus and Focus Plus grant from the West Virginia Brownfields Assistance Center. Using these leveraged funds market analysis, preliminary site design (visioning workshops, architectural services), and predevelopment planning (site assessments, site engineering) have been performed.

C. Programmatic Capability and Past Performance

i)

Aaron Close is the vice-president of the Morgan County School Board. In collaboration with Alston Yost, the schools facility manager, Nancy White, Mo. Co. School treasurer, Carol York, Morgan County Grants Administrator, and the Mo. Co. Commission members, will all assist the management of the clean-up project.

Aaron Close is currently serving out a four year term on the Mo. Co School board, which expires in 2014. He will be the project manager and liaison between the NWVBAC and the Morgan County School Board for the clean-up grant. Aaron has served as a project coordinator in constructing distribution centers, materials handling warehouses, and is currently a local business employer with the flexibility and time needed to facilitate this project to completion.

Nancy White has been the school boards' treasurer since 2005, and she has expertise in budget planning, strategic planning, and financial reporting that will be needed for the progress reports and financial status of the project. She has overseen and facilitated other grants for the school board and has completed the necessary payment of bills and submission to the grantor in a timely and efficient manner. From a financial administration standpoint, resources for the project will include; Bradley J. Close, (a local Certified Public Accountant & County Commissioner) who has been and will continue to be actively involved in leadership and works to advocate for the successful realization of our project goals, the Morgan County Administrator and the Morgan County Grants Administrator who will assist Nancy White in performing the financial and administrative activities.

During the construction phase of the project, Alston Yost will be an integral partner in helping coordinate the schools resources and equipment. Alston Yost has overseen the 7 campuses that currently comprise the Morgan County School system for over 15 years. He has overseen numerous renovations and maintenance projects on buildings, athletic fields, and roadways.

The technical resources supporting this project include the Morgan County Planner, Berkeley Springs Land Surveys, ARRO Engineering, TRIAD Engineering, and individuals from the West Virginia Brownfields Assistance Center. From a funding perspective, the school board and County Commission is committed to remediating the soccer field site and is supportive of progressing plans for a recreational/civic complex. In collaboration with the Commission, the Morgan County School Board will continue to seek project partners through state and federal grants, various other sources such as the WV DEP, US EPA, and USDA, and local support such as the Morgan County Development Authority, local business organizations, and individual philanthropists.

Beyond the skill sets possessed by the staff and the School Board, the Morgan County School Board (MCSB) regularly retains the skills of professionals for a variety of contractual services for project development, civil and structural engineering, site assessment, planning, accounting, and contract law. These services, including the hiring of staff, are handled via standard procurement and thorough vetting procedures. The MCSB has retained a number of professionals over the years via standard procurement procedures. In summary, the procedures include soliciting statements of qualifications and price proposals that are reviewed by the staff and executive board of the Business Development Center (which includes a balance of professionals from the private sector and public sector).

If the MCSB were to contract necessary expertise beyond that which has been currently retained, it would contract such professionals via standard procurement procedures which meet all state and federal guidelines and have been employed in the past. These procedures will include soliciting statements of qualifications and price proposals that will be reviewed by the staff and board.

ii) The Morgan County School Board has never received any adverse audits. Most recently our treasurer has been noted as a national leader and speaker in the Southeastern Association of School Business Officials.

iii) The Morgan County Commission received a \$5,000 Focus Grant from the Northern West Virginia Brownfields Assistance Center in 2011 to conduct visioning workshops, generate community involvement, and to conduct a Phase 1 assessment. This project helped create a positive impact on the community in hopes of it obtaining the resources needed to clean-up the 9.92 acre site. In 2012, additional funding was requested in the form of a Focus Plus Grant from the NBAC in the amount of \$12,000. This grant is currently being administered to determine a cleanup plan, vision, engage community stakeholders, and help develop feasible projects. Together, these two grants have indicated the need for further funding from the EPA in the form of a Cleanup grant.

All grants to the MCC have been managed properly without adverse audit findings. The MCC has met all quarterly/semiannual progress reports, contract information, financial status reports and all other data required for these grants.

The Morgan County School Board is collaborating with the County Commission and NWVBAC on the progress of the site. With the mutual desire of the County Commission and school board

to use the site as a safe recreational facility, as it has been in the boards' best interest to see the positive progression towards an end goal of getting the youth of the county active and healthy. In assisting the progression, the school board in association with the Morgan County Parks and Recreation will be administering a \$5,000 grant to install privacy fencing on the site.

3. Community Engagement and Partnerships

a. The community of Berkeley Springs formed the Morgan County Recreation Task Force in January, 2011, which is comprised of over 40 members which works closely with the Morgan County School Board and County Commission. This Task Force represents 17 organizations and businesses as well as the general public and has gathered important site information as well as serving as the community conduit for dispersing information from the Phase I and II Environmental Site Assessments. This group has also organized public visioning workshops and is helping in the current needs assessment survey distribution. All of this information has been communicated through local media and community websites, as well as, word of mouth by Task Force members themselves. These activities have already been completed and demonstrate the crucial role the local community plays in this project.

The School Board will communicate its progress on the project through participation in the monthly Recreation Complex Task Force meetings by providing regular updates and soliciting public comments and feedback. Additional updates will also be made available through local media and community websites as well as available by contacting the School Board or Task Force directly.

The only commonly spoken language in the area is English and all community engagement will be conducted in English. There are no known potential language barriers in the communities impacted by this project.

b. The Morgan County School Board has recently and will continue to seek project partners on the local, state, and federal level. Project partners on the local level include the Morgan County Commission, Morgan County Economic Development Authority, and Recreation Complex Task Force representing local businesses, civic organizations, recreation groups, and the public. Regional level partners include the Northern WV Brownfields Assistance Center and the WV DEP-Division of Land Restoration. Lastly, on the Federal level, continued efforts are being made to partner with the US EPA and USDA.

The School Board will work closely with the Morgan County Health Department (MCHD) and the WV Department of Health and Human Resources (WVDHHR) as it begins remediation activities at the site. The MCHD and WVDHHR have a stake in seeing blighted property in an underserved community restored to productive use focused on local health and wellness, as well as, removing a potential health and human safety hazard from the community. The WVDHHR will support this project through a variety of services including providing information on known health risks in the community, information on sensitive populations, and any situations of identified risk to human health. Finally, they will play a crucial role by helping inform the community of the activities to be undertaken by the School Board to minimize and prevent exposure to potentially hazardous substances during site remediation.

There are no environmental job training programs in the immediate area. However, the Blue Ridge Community and Technical College located in Martinsburg, WV, offers workforce development programs and other local training initiatives. The Morgan County School Board plans to reach out to the Blue Ridge CTC as a potential partner in offering local environmental job training opportunities. Regardless, the School Board is dedicated to supporting the local economy and will make efforts to link members of the community to potential employment opportunities related to site cleanup and the contractors to be hired to conduct the cleanup.

Local Organization Partners			
<u>Name/Title</u>	<u>Organization</u>	<u>Role</u>	<u>Contact</u>
William Clark	Morgan County Economic Development Authority	Executive Director	Mceda1@earthlink.net
Stacy A. Dugan	Morgan County Commission	President	sdugan@morgancountywv.gov
Brad Close	Morgan County Commission	Commissioner	bclose@morgancountywv.gov
Brad Close	BTM Certified Public Accountants, PLLC	Member/CPA	bradc@closecpa.com
Mike Crawford	Berkeley Land Surveys	Surveyor	mikecrawdad@gmail.com
Gary Rothstein	Blue Ridge Technical College	Executive Director	grothste@hotmail.com
Bruce Ullom	Morgan County Health Department		
?	WV DHHR		

c. The Berkeley Springs Volunteer Fire Company wishes to see this blighted property remediated in order to reduce the health and safety risks to the nearby residential neighborhood. The Fire Department may be able to commit additional support in the form of equipment and manpower as necessary to address any potential risks to the community.

Community-based Organization Partners			
<u>Name/Title</u>	<u>Organization</u>	<u>Role</u>	<u>Contact</u>
Brad Close	Morgan County Recreation Taskforce	Chair	bclose@morgancountywv.gov
Keith McClintock	Morgan County Little League	Member	Michael32@frontier.com
Glenn Ryburn	Lions Club	Member	goryburn@gmail.com
Todd Ruppenthal	Berkeley Springs Volunteer Fire Department	Fire Chief	
Debra McLaughlin	Morgan County Soccer League	President	debrmh@aol.com
Paula Osborne	Morgan County Tennis Association	President	rso7@frontier.com
Audrey Morris	Morgan County Starting Points	Executive Director	amorris@starting-points.org

Chris Risinger	Boys & Girls Club	Director	christianrisinger@hotmail.com
Glenn Ryburn	Morgan County Fair Board	Chairman	goryburn@gmail.com
Laura Smith	Berkeley Springs Chamber of Commerce	Assistant Director	tbs@berkeleysprings.com
Lyn Goodwin	Valley Health	Community Relations	lgoodwin@valleyhealthlink.com
Joel Tuttle	Senior Life Services of Morgan County	Executive Director	joeltut32@hotmail.com
Bill Clark	Rotary Club of Berkeley Springs	Member	mcedal1@earthlink.net

4. Project Benefits

a. Welfare and public health

The 522 Recreation Area is located next to baseball fields currently and approximately five miles from downtown Berkeley Springs. Successful cleanup and re-use of the site will address significant environmental health risks. Currently, the soccer fields on the 9.92 acre site are not in use due to the contaminants on site and public fear related to environmental risk. These contaminants pose a significant danger to the children and their families who participate in activities on the baseball fields across the street. Additionally, the cleanup of this site will help foster a health and wellness environment that the community currently lacks. Local citizens are limited in recreational resources that could develop and engage all members of the community. The site is also adjacent to a residential community which would directly benefit from the redevelopment and reuse of the property.

Environmental benefits include outcomes such as nearly ten acres of land remediated through removal and stabilization of site contaminants and improved surface water, groundwater, and soil quality in and around the site. Social benefits include a reduction in blight, an improvement in quality of life for adjacent residents, incentive for in-migration to the community, improved care of nearby properties, an improvement in the reputation and perception of the Town of Berkeley Springs and Morgan County and a tremendous boost in confidence for the community to overcome obstacles and come together to move forward. Additional social benefits will result from the reuse of the site as a recreational facility, promoting health and wellness in the county's children and families. Health benefits include the elimination of local health threats from potential contacts or ingestion of on-site hazardous materials and drinking water protection.

Sensitive populations in the area, including families and children using nearby facilities and elderly citizens in the adjacent residential area, will be protected from contaminants during cleanup activities by ensuring all activities are completed under health and safety plans and meet all health and safety regulations. The School Board will work with the WVDHHR and the MCHD to ensure safety standards are met. If appropriate, signs will be erected, all contaminants will be controlled, and fencing will be installed during cleanup.

b. Economic Benefits and/or green space

i) The economic benefits of the additional recreational fields will be increased revenue for local organizations (soccer/baseball/football leagues), jobs will be created through the need to oversee and manage the property and facilities, and the site can allow parents with multiple children to all be involved in different activities at the same site (currently parents are forced to decide where to be). Redevelopment of the site will provide greater access to area activities and opportunities.

According to a 2006 national study by the Outdoor Industry Foundation, a 501(c)3 non-profit organization, the recreation economy contributes \$730 billion annually to the US economy and supports 6.5 million jobs. In West Virginia alone, the recreation industry supports 61,000 jobs, generates \$272 million in annual state taxes, and accounts for more than 9% of gross state product.

ii) The green space will help eliminate environmental contamination issues in the community. It will also help prevent childhood obesity through outdoor recreational activity. By having access to recreational facilities children can become more engaged with outdoor activities that will foster team building and build relationships which can provide an intangible benefit later in life. In addition, a major non-economic benefit is the expected improvement in local and state-wide perception and reputation as a desirable place to live and work. Quality of life amenities such as available youth recreation will help Berkeley Springs remain sustainable and competitive as a community in the future.

c. Environmental Benefits from Infrastructure Reuse

The site re-use will include utilizing existing on-site utilities, including City water and sewer, nearby roads, and electricity. Furthermore, by locating new recreational fields near existing fields this will help area families save time, money, and energy in transporting their children to these activities. This will also allow more children to participate in active recreation. A reduction in transportation time and the associated cost savings for the many families who use the recreation area will afford more opportunity for additional families to use the facilities and will result in reduced vehicle emissions and cleaner air quality.